

VALUE REALITY
CREATING REAL VALUE IN PROPERTY



Nearby Colleges

Madras Christian College - 3.2 km
TMG Arts & Science College - 5.8 km
Shree Balaji Medical College - 7.5 km
Sairam Engineering College - 7.7 km
Crescent University - 7 km
GKM College of Engineering - 8 km

Nearby Schools

Smartstars Play School - 150 mtrs
Times Kids Pre School - 700 mtrs
San Academy - 1 km
SKB Vidhyashram school - 1.5 km
Sri Chaitanya Techno School - 2 km
Lords international School - 2.9 km

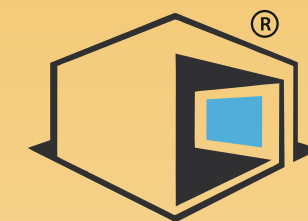
CMDA
APPROVED

TN RERA
APPROVED



For Booking & Enquiries

Corporate Office : #144, Bharatha Matha Street, East Tambaram, Chennai 600059



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Tambarathin Anna Nagar



TN RERA
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CMDA
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Adhira Garden by Value Reality is a **CMDA-approved residential layout** in **West Tambaram**, spread across **3.5 acres**, with **82 beautifully placed well-sized plots ranging from 909 sq.ft to 1876 sq.ft** Thoughtfully designed for families, working professionals, and first-time homeowners, this peaceful community provides the perfect blend of calm surroundings and excellent connectivity. Located just 10 minutes from Tambaram Bus Stand and 15 minutes from Kilambakkam Bus Stand, it ensures easy access to Chennai's key transit points. With Chennai International Airport only 11 km away, frequent travel becomes effortless.

Cognizant Technology Solutions is just 15 minutes away, easing work commutes. Adhira Garden lies only 20 km from the Oragadam Industrial Corridor, one of Chennai's most rapidly expanding development zones. Adhira Garden offers the ideal space to build your future—well-connected, thoughtfully designed, and ready for your vision to come alive.



WEST TAMBARAM

Project Features



Ready for Construction



Street Lights



30FT Wide Black Top Roads



Gated Community



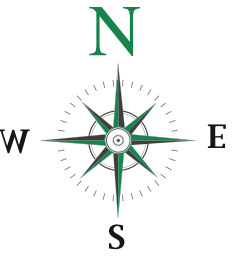
Ground Water at 40 FT

Location Advantages

- Tambaram Railway Station – 2.5 kms
- Outer Ring Road – 3.5 kms
- Perungalathur – 4 km
- Chrompet – 6 kms
- Vandalur – 7 kms
- New CMBT Kilambakkam Bus Terminus 7.5 kms
- Airport – 9 kms
- Kundrathur – 9 kms
- Oragadam – 21 kms
- Chengalpattu – 30 kms

LAYOUT OF HOUSE SITES IN T.S.NO. 1/9 & 1/10 (OLD S.No: 387/1A1A2) BLOCK NO. 2, WARD NO. OF TAMBARAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT

30' EXISTING ROAD	PP1	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	29'6"	23'7½"	23'7½"	23'7½"	29'6"	23'7½"	23'7½"	24'3"	23'7½"	23'7½"	35'9"	
	PP2																				
	25'3" 36'6" 36'0"	2	3	4	5	6	7	8	9	1A	1B	1C	1D	4A	4B	4C	4D	7A	7B	7C	
	25'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	29'6"	23'7½"	23'7½"	23'7½"	29'6"	23'7½"	23'7½"	24'1½"	23'7½"	23'7½"	31'6"	
	30' ROAD																				
	30' ROAD																				
	30' ROAD																				
	7½"	26'0"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	29'6½"	23'7½"	23'7½"	23'7½"	29'6½"	23'7½"	23'7½"	24'	22'	22'	32'6"
	55'9"	18	17	16	15	14	13	12	11	10	1E	3A	3B	3C	4E	6A	6B	6C	7D	7E	7F
	55'6"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	29'6½"	23'7½"	23'7½"	23'7½"	29'6½"	23'7½"	23'7½"	24'	22'	22'	28'3"
26'6"	19	20	21	22	23	24	25	26	27	19'8"	19'8"	19'8"	19'8"	21'8"	19'8"	19'8"	19'8"	22'0"	55'1½"	8A	
55'1½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	55'1½"	55'1½"	55'1½"	55'1½"	55'1½"	55'1½"	55'1½"	55'1½"	55'1½"	55'1½"	55'6"	
27'6"	19	20	21	22	23	24	25	26	27	19'8"	19'8"	19'8"	19'8"	21'8"	19'8"	19'8"	19'8"	21'10½"	22'	22'	23'11"
30' ROAD																					
30' ROAD																					
30' ROAD																					
7½"	28'0"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	29'6½"	23'7½"	23'7½"	23'7½"	29'6"	23'7½"	23'7½"	23'9"	20'3"	20'3"	25'	
57'6"	OWNER USE	35	34	33	32	31	30	29	28	2A	2B	2C	2D	5A	5B	5C	5D	8D	8E	8F	
27'4½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	23'7½"	29'6½"	23'7½"	23'7½"	23'7½"	29'6½"	23'7½"	23'7½"	23'7½"	20'4"	20'4"	20'7½"	



PLOT	SQ.FT
1	909
2	1317
3	1317
4	1317
5	1317
6	1317
7	1317
8	1317
9	1317
10	1311

PLOT	SQ.FT
11	1311
12	1311
13	1311
14	1311
15	1311
16	1311
17	1311
18	1444
19	1476
20	1302

PLOT	SQ.FT
21	1302
22	1302
23	1302
24	1302
25	1302
26	1302
27	1302
28	1372
29	1366
30	1361

PLOT	SQ.FT
31	1361
32	1361
33	1360
34	1357
35	1354
OU	1576

PLOT	SQ.FT
1A	1647
1B	1318
1C	1318
1D	1318
1E	1637

PLOT	SQ.FT
2A	1676
2B	1341
2C	1341
2D	1341

PLOT	SQ.FT
3A	1310
3B	1310
3C	1310
3D	1085
3E	1085
3F	1085
3G	1085
3H	1194

PLOT	SQ.FT
4A	1647
4B	1318
4C	1318
4D	1350
4E	1637

PLOT	SQ.FT
5A	1681
5B	1350
5C	1354
5D	1365

PLOT	SQ.FT
6A	1310
6B	1310
6C	1332
6D	1085
6E	1085
6F	1085
6G	1085
6H	1210

PLOT	SQ.FT
7A	1318
7B	1318
7C	1876
7D	1219
7E	1219
7F	1683

PLOT	SQ.FT
8A	1212
8B	1212
8C	1438
8D	1170
8E	1162
8F	1298